



Request for City Council Committee Action from the Department of Community Planning & Economic Development - Planning Division

Date: March 1, 2012

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning & Planning Committee

Subject: Interim use permit to allow a parking facility at 2644 Nicollet Avenue. The interim parking facility will be used by a proposed restaurant located at 2528 Nicollet Avenue.

Recommendation:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Council adopt the above findings and **approve** the application for an interim use permit for a parking facility located 2644 Nicollet Avenue, subject to the following conditions:

1. The interim use shall expire no later than March 1, 2015.
2. The curb cut along Nicollet Avenue shall be closed and only one (1) curb cut along 27th Street shall be constructed to serve the proposed parking facility.
3. CPED Planning staff review and approval of the final site and landscaping plans.

Ward: 6

Prepared by: Aly Pennucci, City Planner, 612-673-5342 Approved by: Hilary Dvorak, Planning Manager, 612-673-2297 Presenters in Committee: Aly Pennucci, City Planner, 612-673-5342
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Community Impact

- Neighborhood Notification: Whittier Alliance was notified of the application
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60/120-day decision period: March 24, 2012

Background/Supporting Information

Patrick Sarver, on behalf of First & First LLC, has filed an interim use permit to allow a temporary parking facility at 2644 Nicollet Avenue. Interim uses are granted by the City Council and are required to conform to the Zoning Ordinance as if it were established as a conditional use. The City Council may waive conditions that would apply to an interim use upon a finding that the temporary nature of the interim use will eliminate the adverse effects that the condition was intended to prevent. Interim uses may be granted for a period of up to five years, provided the use is allowed as a conditional use in the district in question. Parking facilities are a conditional use in the C3A Community Activity Center District. The applicant has requested approval to use this property as an interim parking facility for three (3) years. See the attached staff report, recommendation and supporting information.